

# Mirage Trail

## General Plan Amendment Narrative

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- Date: 12 March 2003 (revised 5/6/03)
- Case No.: 1 – GP - 2003
- Project Name: Mirage Trail
- Location: East Side of Legend Trail Parkway, south of
- Applicant: Mirage Trail, LLC
- Owner: Mirage Trail, LLC
  
- Proposed Land Use: Thirty-six (36) Condominiums. Proposed use requires a minor general plan amendment from Commercial to Residential.
- Existing Land Use Categories: "Commercial"
- Proposed new Land Use Element: "Urban Neighborhood"
- Parcel is 5.10 acres (gross) and 3.96 acres (net).
- Total Units/density: 36 units / 7.05 du/gross acre
- Adjacent street classification: See circulation plan exhibit.

### "Preserve Meaningful Open Space"

Mirage Trail conforms in the following ways:

- By providing Natural Area Open Space throughout the project in conformance with the Environmentally Sensitive Lands Ordinance
- By providing usable open space within higher-density residential settings, including areas for active recreation and trails
- By working with neighbors to preserve view corridors and reduce visual intrusion into surrounding land

### "Enhance Neighborhoods"

Mirage Trail conforms in the following ways:

- By supporting the blending of new and old neighborhoods through close work with neighborhood associations and careful attention to how Mirage Trail's perimeter fits with its neighbors

### "Support Economic Vitality"

Mirage Trail conforms in the following ways:

- By providing a variety of residential densities and housing types appealing to buyers with a wide variety of incomes
- By providing office space to support employment

### "Seek Sustainability"

Mirage Trail conforms in the following ways:

## "Value Scottsdale's Unique Lifestyle and Character"

Mirage Trail conforms in the following ways:

- By being harmonious with surrounding land uses, architectural character and landscape setting
- By providing a trailhead for access to the wash trail corridor
- By the use of materials, colors and forms that are consistent with the surrounding character area

## "Advance Transportation"

Mirage Trail conforms in the following ways:

- By conforming with current City vehicular and non-vehicular transportation plans
- By reducing vehicular miles traveled, by providing residential uses in close proximity to the recreational amenities of Legend Trail.

2. How does the project respect, protect and blend with the character elements identified above? What is the land use relationship with the surrounding properties? What is the existing character of the site?

As explained in the Master Plan project narrative, this project area has been "in flux". The subject parcel directly adjacent to the Community Center of Legend Trail was originally planned to contain 60 timeshare units, the current re-zoning requests are much more consistent with neighboring residential interests and neighborhood character.

The developer of Mirage Trail has conducted a long community-review process that has involved all neighboring homeowners associations and the Northeast Scottsdale Property Owners Association. Through this dialog, many changes have been made in the type, location and design of the proposed projects, including a reduction in the amount of commercially-zoned land, commercial and residential height limits, protection of existing views, reductions in traffic generation, and a decrease in the number of dwelling units.

Changes in zoning and general plan categories are requested from C-1 ESL to R-3 ESL is 3.96 acres. The requested zoning and general plan changes allow for a residential condominium property, which is aesthetically compatible with both the adjacent existing single family and town-home communities.

Refer to the master plan exhibits, which overlay the proposed developments on existing aerial views; these clearly show the context of the site and its relationship to surrounding land uses.

3. Explain how the project conforms to General Plan maps, goals and guidelines.

\*Quotes are from the Scottsdale General Plan text.

Mirage Trail conforms fully with the General Plan policies on residential land uses. The medium-density condominium uses conform by being "...used as a transition between less intense residential areas and non-residential areas such as the clubhouse..." by forming a transition between lower-density residential to the more intense clubhouse uses to the north. Infill piece.

This project conforms as a master planned development, where "...a master-planned development will include a variety of residential densities or dwelling types..." while keeping the gross density below that allowed by the Land Use Plan.

Finally, the intensive citizen-involvement efforts have ensured that this project will compliment and promote high-quality environmental design consistent with the Legend Trail Project.

4. Does this project increase the impact of infrastructure development as compared to the general plan? How will these impacts be ameliorated?

This project has no adverse impact on infrastructure costs, as borne out in the Trip Generation Comparison Analysis and the up-dated utility studies provided by Kimley-Horn Engineers. The proposal reduces traffic impacts and energy consumption, and does not require infrastructure investment beyond that anticipated in the General Plan or is already in place.

5. Describe the key issues with respect to the General Plan that are identified by the surrounding neighborhoods. What adjustments or refinements have been made to the plan in response to these issues?

Key elements were identified by surrounding neighbors and adjustments or refinements made to the plan to accommodate them.

The owner/developer had significant neighborhood input that was then incorporated into the design. Issues raised and incorporated included;

1. Density
2. Land use
3. Setbacks
4. Open space
5. View corridor

6. Building heights

Mirage Trail has incorporated reduced density, height restrictions, revised land use, and setbacks.

## *Mirage Trail*

### ANALYSIS OF POTENTIAL AMENDMENTS TO THE GENERAL PLAN

- 4 Change for Commercial (60 Timeshare units) to Residential (36 Condominium units)
- 4 No Adverse Impacts to Land Use, Traffic, Utilities, etc.

# Mirage Trail

## NARRATIVE FOR REZONING CASE 43-ZN-1990 #2

- 4 Change from Commercial (C-2,HD, ESL) zone district to Medium Density Residential (R-3,ESL) zone district
  - ◆ Site is 5.10 gross acres.
  - ◆ Site is 3.96 net acres.

As explained in the General Plan narrative, this project area has had several developments considered and approved in the past. The subject parcel directly adjacent to the Community Center of Legend Trail was most recently approved for 60 timeshare units. The developers have proposed rezoning to a medium density residential zone district which would be much more consistent with neighboring residential interests and neighborhood character.

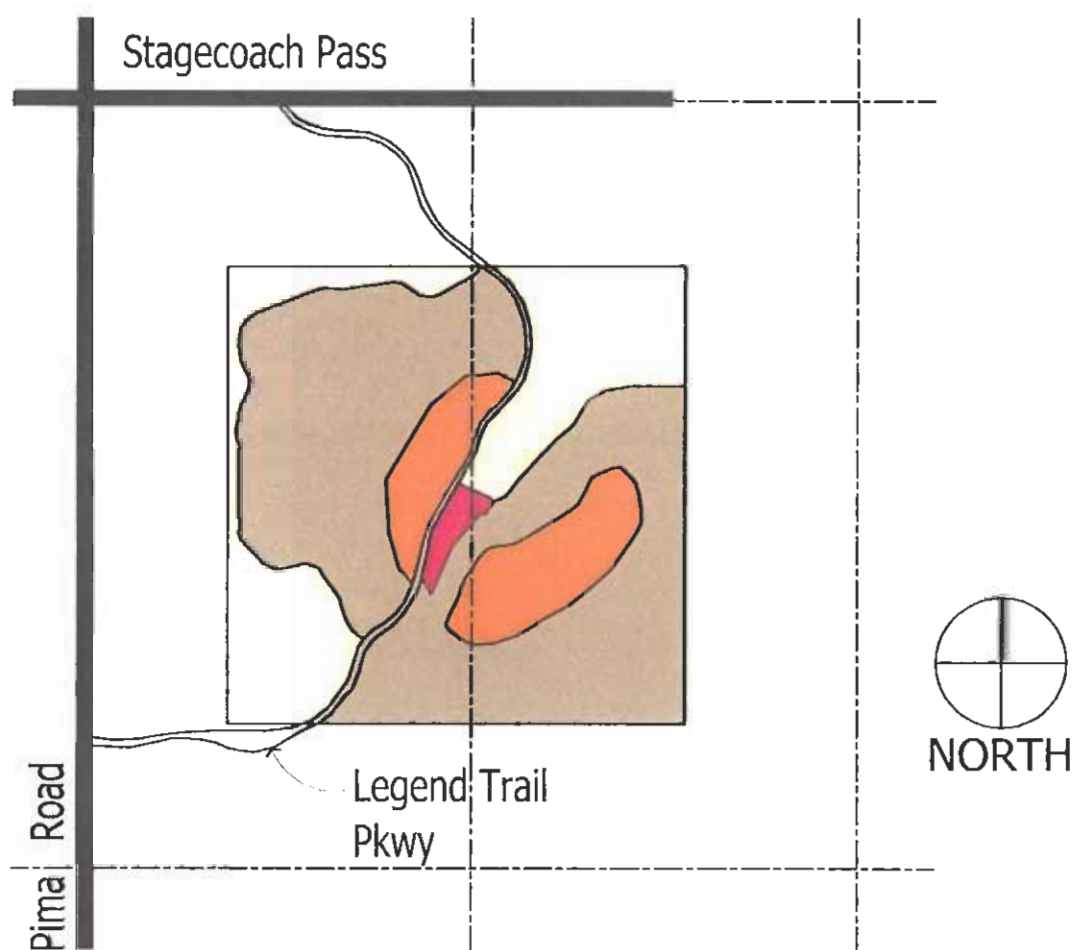
The developer of Mirage Trail has conducted a long community-review process that has involved all neighboring homeowners associations and the Northeast Scottsdale Property Owners Association. Through this dialog, the proposed project has evolved into a residential product that addresses height limits, protection of existing views, reductions in traffic generation, and a decrease in the number of dwelling units.

Change in zoning is requested from C-2, HD, ESL to R-3 ESL is 3.96 acres. The requested zoning and general plan changes allow for a residential condominium property, which is aesthetically compatible with both the adjacent existing single family and town-home communities.

Refer to the master plan exhibits, which overlay the proposed developments on existing aerial views; these clearly show the context of the site and its relationship to surrounding land uses.

# Exisiting General Plan

NTS



Resorts / Tourism



Suburban Neighborhood



Rural Neighborhood



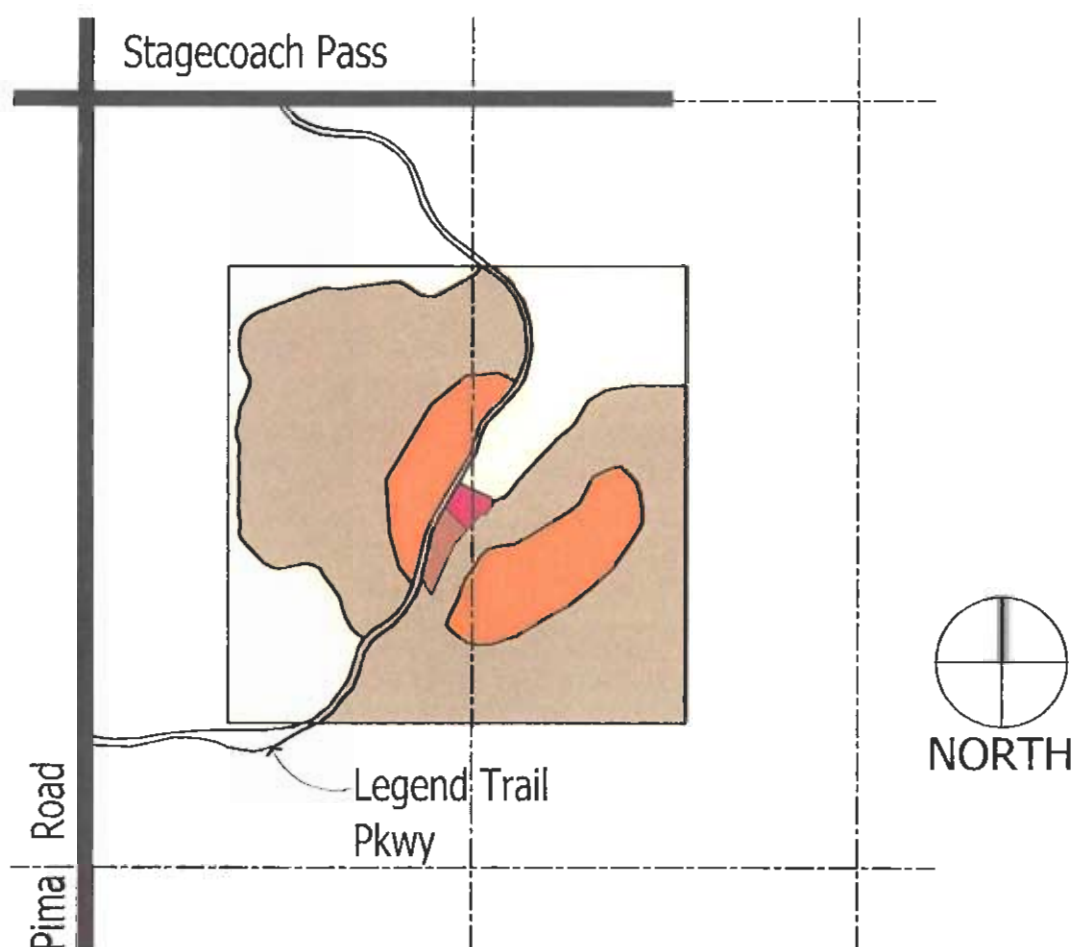
Commercial

APPLICANT  
SUBMITTED  
DOCUMENT

1-GP-2003

# Proposed General Plan

NTS



Resorts / Tourism



Suburban Neighborhood



Rural Neighborhood



Commercial



Urban Neighborhood

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DOCUMENT

1-GP-2003